



The first neighbourhood,
part of the sprawling 500 Acres

#MyCityMyWorld



The Legacy Of Creating Lifestyles



20,000+ Happy Families

6 Well Equipped Schools

1700+ Acres of Land Development

9 million sq. ft. of IT Sector Development

Multi-Speciality Hospital



Actual Photograph



People, Purpose, Prosperity are the three towers of strength that drives us at the Magarpatta City Group. We have endeavoured to develop modern, self-sustained, eco-sensitive cities where a vibrant community of happy families live in harmonious natural surroundings. We as a group seek to attain, practise and reiterate these core values in every project we deliver. Our journey began with the creation of the 430-acre Magarpatta City, an inclusive growth model by partnering with 235 land-owning farmers.





INDIA'S FIRST
Fully-Integrated
Privately Managed City
Already Delivered: A 430 Acre Township



20,000+ HOMES
DELIVERED

1.62+ Crores
SQ FT IT HUB

2.40+ Lacs
JOBS CREATED

270+ ACRES
OF OPEN SPACES



Actual Photograph



ONE OF INDIA'S LARGEST
Fully-Integrated City
Presently Delivering: A 700 Acre Township



133+ ACRES
OF GREENERY

100,000+ PLANTS
PLANTED

NON-CONVENTIONAL
SOLAR ENERGY & BIO GAS

ZERO GARBAGE
DISCHARGE CITIES



Buy A Flat, Get A City Free.

Once Again!

Beautifully crafted  modern homes



Walk to  school



Walk to  work



Walk to  recreation



Ensuring  healthcare



Upcoming  IT sector



Secured environment  with 3 tier security



Lush  green environment


RIVERVIEW
My City. My World. **CITY**

Loni Kalbhor, Pune

Spread Across 500 Acres

#MyCityMyWorld

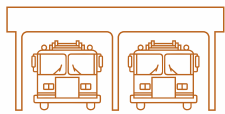
If you think while choosing a home, 'everything is here' is an impossible feature, then be assured that we are doing it for the third successive time. Welcome to the new 500 acres of brilliance called the Riverview City.

Living here is not only going to be a modern spectacularness but also the enhancement of 'ease to life'. A well-connected location that is in the vicinity of some of the important places in Pune city is blessed with the perfect sync of beautiful environment and modernity. The eastern front of Pune city is a major developing area with a great mix of modern infrastructure, excellent connectivity and natural greenery. Easy accessibility to major facilities, important places and rejuvenation spots is a key here and thus, been chosen by us for developing this grand new township.

Focusing on the factor of the convenience of living, we have planned this township to happily balance your work life, school and college life, personal life, and your hobbies altogether. All these factors come together and create a beautiful aura where everyone feels at home in their own world and that's why we call it #MyCityMyWorld. So come, let's book your relaxed life today!



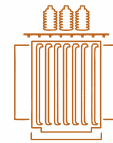
24X7 Centralized Security System



Fire Brigade Station



Efficient Waste Management System



Electric Substation



Water Treatment System



Presenting the First Neighbourhood

Spread across **11.38 acres** | **7 Towers** | **21 Floors**

FALCON TOWERS is the first residential neighbourhood launched in this township. The Shaheen Falcon is the inspiration for the inception and colour scheme of this residential unit. The beautiful apartments are carefully designed to provide an optimum urban dwelling experience for a lifetime. A free-flow circulation of segregated vehicles & pedestrian movement is planned within this neighbourhood that eases out any kind of congestion and provides a base for smoother living.

Township Level Amenities and Utilities



Schools within Township



Play Grounds with Sports Facilities



Landscaped Parks and Gardens



Multiple Broadband Services



FUTURE DEVELOPMENT

Artistic impression



Artistic impression



Club House Area

Artistic impression



Children's Play Area

Artistic impression

Specifications

Structure, Masonary Walls & Plaster

- Structure - Reinforced Cement Concrete (RCC)
- External Walls - Reinforced Cement Concrete (RCC) shear walls
- Internal walls - Autoclaved Aeriated Cement (AAC) blocks/ Reinforced Cement concrete (RCC) walls as per architectural drawings
- Gypsum finish for internal ceilings and walls

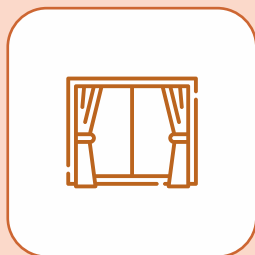


Flooring & Dado

- Flat Flooring - Vitrified flooring with spacers
- Toilet Flooring - Matt Finish tiles with spacers
- Toilet Dado - Glazed tiles dado up to Door Top with spacers
- Kitchen Dado - Glazed tile up to lintel

Doors

- Main Door - Pre-engineered/flush door with laminates on both sides and good quality door fittings
- Bedroom Doors - Pre-engineered/flush door with laminates on both sides and good quality door fittings
- Toilet Doors - Full body vitrified tiles door frames with FRP door shutter and good quality door fittings

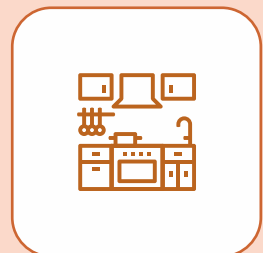


Windows

- Powder-coated Aluminium sliding windows with M.S. Security Grill and Mosquito net.

Kitchen Area

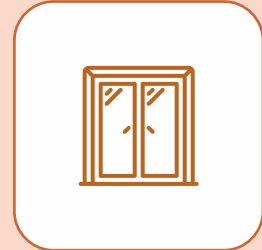
- Concealed Plumbing lines
- Provision for water purifier
- Full body vitrified slab Kitchen platform with stainless steel sink
- Provision for exhaust fan





Lifts

- Lifts with backup



Electrification & Cabling

- Concealed Copper wiring with modular switches and sockets
- Provision for TV point in the living room and all bedrooms.
- Provision for Telephone point in the living room and all bedrooms.
- Electrical Points for washing machine, water purifier & fridge in the kitchen
- Provision of Electrical points for AC Unit in all Bedrooms.



Toilets

- Standard sanitary ware with Brass Chromium plated fittings.
- Concealed plumbing with Hot and Cold arrangement.
- Hot water connection from overhead solar water heating system for Master Bedroom toilet shower only
(time, temperature and quantum of hot water subject to climate conditions)
- Provision for exhaust fans.



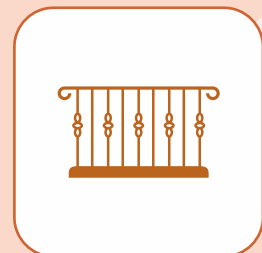
Painting

- External Painting - Superior Quality Texture paint.
- Internal Painting - Oil Bound Distemper in pleasing shade.
- Grills - Enamel paint.



Balcony Railing

- M.S. Railing with enamel paint in all balconies.





Falcon Towers : Master layout Plan



● Podium Level Amenities

- | | | |
|-------------------------|---------------------|----------------------------|
| 1. Artificial Lawns | 5. Teenager's Zone | 9. Acupressure Pathway |
| 2. Seating with Pergola | 6. Skating track | 10. Open Air Gym |
| 3. Parent's Zone | 7. Tot Lot | 11. Meditation zone |
| 4. Children's Play Area | 8. Sr. Citizen Zone | 12. Skylights with Seating |

● Ground Level Open Space Amenities

- | | | |
|-------------------------|-----------------------|----------------------------------|
| 1. Club Forecourt | 6. Community Hall | 10. Pet Park |
| 2. Party Lawn | 7. Amphitheatre | 11. Tree Plaza |
| 3. Trellis Seating | 8. Multipurpose Court | 12. Bonfire & Barbeque Provision |
| 4. Viewing Pavilion | 9. Flower Garden | 13. Indoor Gym at First Floor |
| 5. Children's Play Area | | |

Peripheral Area Amenities

1. EV Charge Zone
2. Cycle Station
3. Car Wash

2 BHK Type 01

3D Unit Plans



| Configuration | Carpet Area Flat | | Carpet Area Balcony | | Total Carpet Area | |
|---------------|------------------|---------|---------------------|---------|-------------------|---------|
| | SQ. M | SQ. FT. | SQ. M | SQ. FT. | SQ. M | SQ. FT. |
| 2 BHK Type 1 | 63.2 | 680.28 | 4.46 | 48.01 | 67.66 | 728.29 |

2 BHK Type 2



| Configuration | Carpet Area Flat | | Carpet Area Balcony | | Total Carpet Area | |
|---------------|------------------|---------|---------------------|---------|-------------------|---------|
| | SQ. M | SQ. FT. | SQ. M | SQ. FT. | SQ. M | SQ. FT. |
| 2 BHK Type 2 | 73.09 | 786.74 | 4.91 | 52.85 | 78 | 839.59 |

2.5 BHK

3D Unit Plans



| Configuration | Carpet Area Flat | | Carpet Area Balcony | | Total Carpet Area | |
|---------------|------------------|---------|---------------------|---------|-------------------|---------|
| | SQ. M | SQ. FT. | SQ. M | SQ. FT. | SQ. M | SQ. FT. |
| 2.5 BHK | 84.03 | 904.5 | 8.91 | 95.91 | 92.94 | 1000.41 |

3 BHK Type 01

3D Unit Plans



| Configuration | Carpet Area Flat | | Carpet Area Balcony | | Total Carpet Area | |
|---------------|------------------|---------|---------------------|---------|-------------------|---------|
| | SQ. M | SQ. FT. | SQ. M | SQ. FT. | SQ. M | SQ. FT. |
| 3 BHK Type 1 | 94.28 | 1014.83 | 8.91 | 95.91 | 103.19 | 1110.74 |

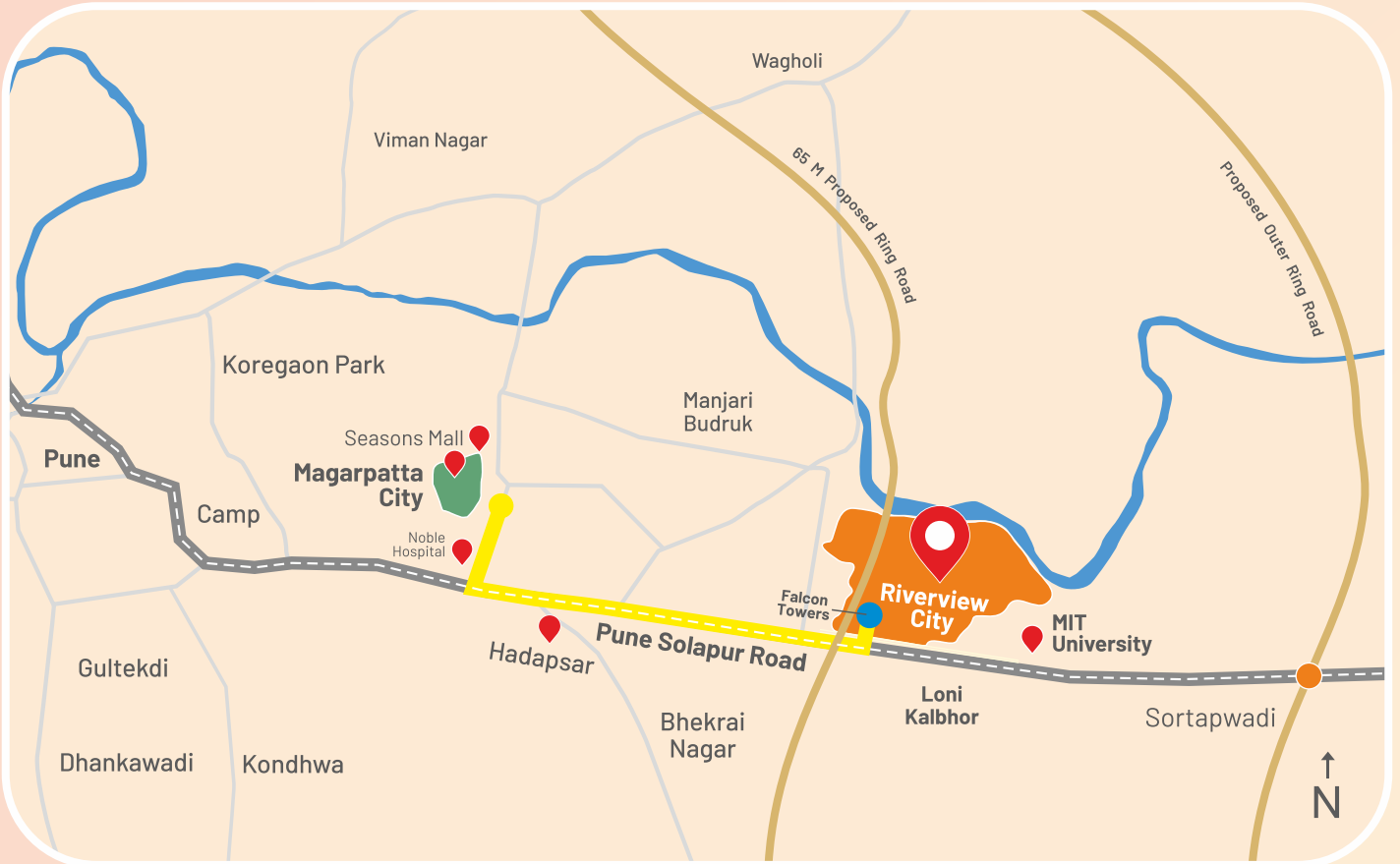
3 BHK Type 02

3D Unit Plans



| Configuration | Carpet Area Flat | | Carpet Area Balcony | | Total Carpet Area | |
|---------------|------------------|---------|---------------------|---------|-------------------|---------|
| | SQ. M | SQ. FT. | SQ. M | SQ. FT. | SQ. M | SQ. FT. |
| 3 BHK Type 2 | 99.49 | 1070.91 | 11.73 | 126.26 | 111.22 | 1197.17 |

Location Map



Riverview City Township Magarpatta City - 9 km | Pune Solapur Road - 0 km | MIT ADT University - 2 km

Best Connectivity

- Close to Major IT Parks
- Upcoming International Airport
- Next to Outer Ring Road
- Close to Major Colleges and Schools



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